

18,000 sqft
LEISURE OPPORTUNITY



**TWO
NORTH
STREET**
GUILDFORD GU1

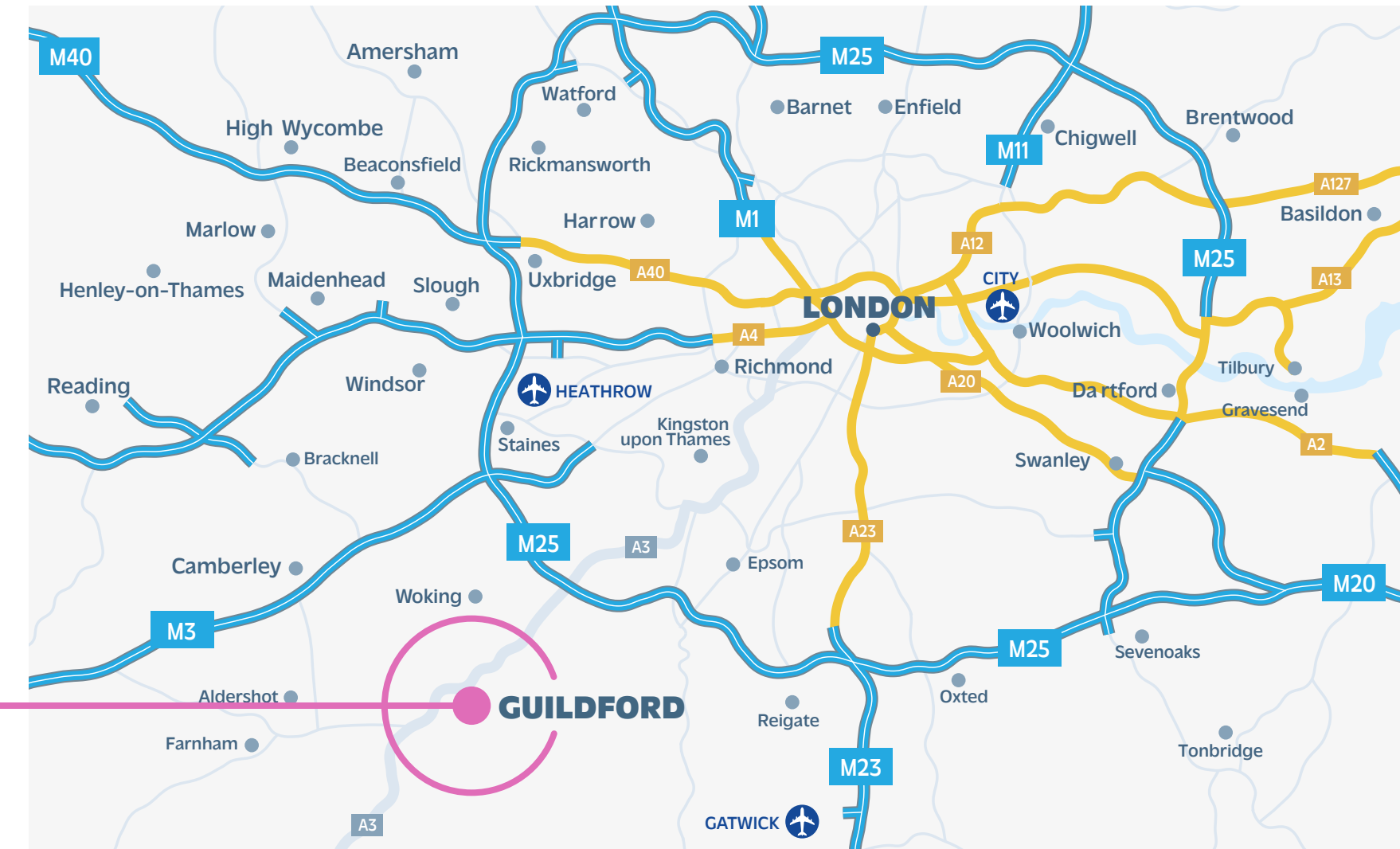
GUILDFORD

PRIME CENTRAL LOCATION

Guildford is an affluent suburb located to the west of London, accessible via rail to Central London in 30 mins.

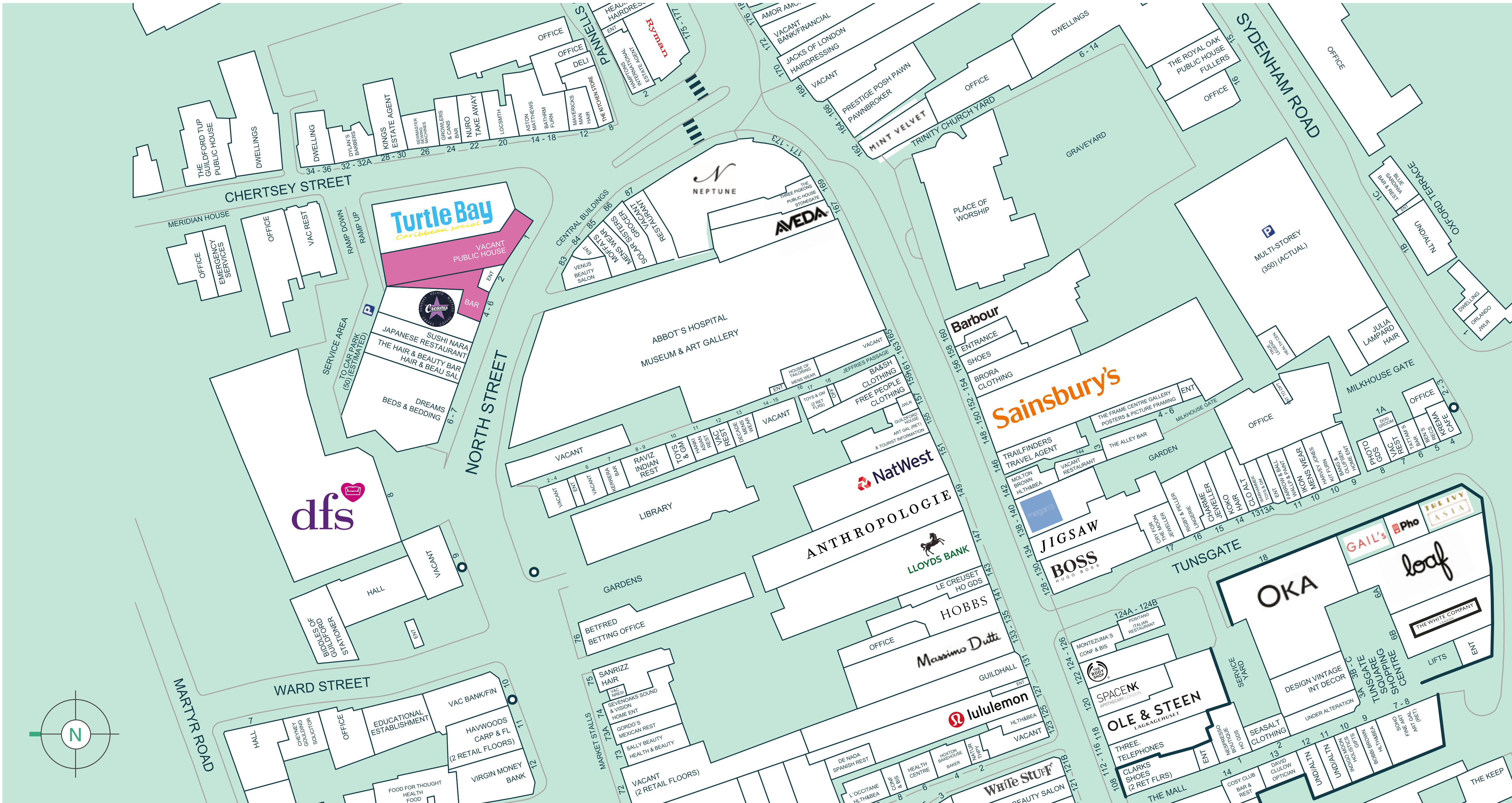


Guildford town centre is continuing to evolve with the redevelopment of the former Debenhams approved in November 2022, to provide nearly 200 homes alongside retail and leisure and the opening of many new brands to the area such as Joe and the Juice, Black Sheep Coffee, Ole and Steen and Gail's.



The subject unit, formerly TGI Friday's on the ground floor and a nightclub on the basement, is located in Guildford Town Centre at the top of North Street. The property sits adjacent to Turtle Bay, Creams Dessert Café and Sushi Nara, and is a short walk from the High Street, Tunsgate Quarter and The Friary.



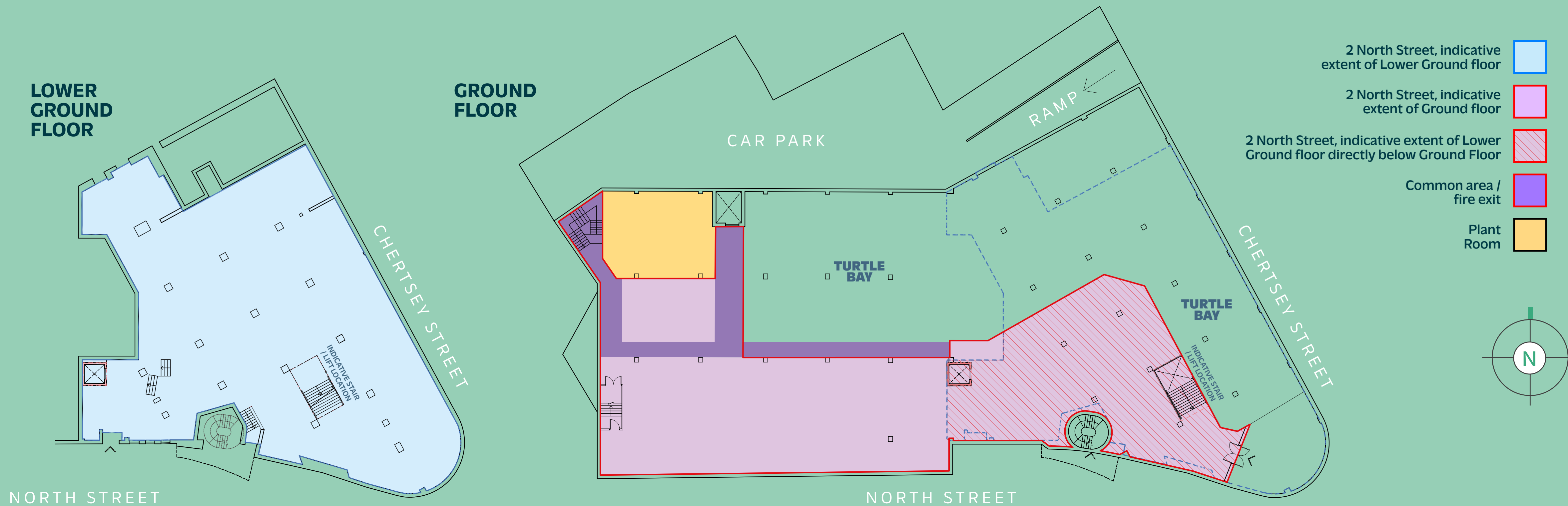


PROPERTY DESCRIPTION

18,000 sq ft

LEISURE OPPORTUNITY

Floor	Area (sq ft)	Area (sq m)
Basement	8,218 sq ft	763.5 sq m
Ground Floor	9,716 sq ft	902.6 sq m



FURTHER INFORMATION

LEASE

The subject property is available by way of a new FRI lease for a term to be agreed.

RENT

On application.

RATES

To be re-assessed.

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